

**GOVERNMENT OF ANDHRA PRADESH**  
**ABSTRACT**

Town Planning – Kakinada Municipal Corporation – Change of land use from Residential use to Central Commercial use in T.S.No.1449, Block No.28, D.No.13-1-1 to an extent of 351.17 Sq. Mtrs. - Draft Variation – Confirmed - Orders - Issued.

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT**

**G.O.Ms.No. 73**

**Dated:22-02-2013.**  
**Read the following:-**

- 1) GO.Ms.No.389, MA dated:10.09.1975.
- 2) From the Director of Town and Country Planning, Hyderabad Letter Roc.No.4125/ 2011/R, dt:09.01.2012.
- 3) From the Director of Town and Country Planning, Hyderabad Letter Roc.No.4125/ 2011/R, dt:21.09.2012.
- 4) Govt. Memo No.1646/H1/2012-3, dated 08.10.2012.
- 5) Commissioner of Printing, A.P. Extraordinary Gazette No.569, Part-I, dt:18.10.2012.
- 6) From the Director of Town & Country Planning, Hyderabad Lr.Ro.No.4125/2011/R, dated 12.02.2013.

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**ORDER:-**

The draft variation to the Kakinada General Town Planning Scheme to the Master Plan which was sanctioned in G.O.Ms.No.389 MA., dated:10.09.1975 was issued in Government Memo. No.1646/H1/2012-3, Municipal Administration & Urban Development Department, dt.08.10.2012 and published in the Extraordinary issue of A.P. Gazette No.569, Part-I, dated:18.10.2012. No objections and suggestions have been received from the public within the stipulated period. The Director of Town & Country Planning, Hyderabad in his letter dated:21.09.2012 has stated that the Municipal Commissioner, Kakinada Municipal Corporation has informed that the applicant has paid an amount of Rs.11,080/- (Rupees Eleven thousand Eighty only) towards Development/ Conversion charges as per G.O.Ms.No.158 MA.,dated:22-03-1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)**

**B.SAM BOB**

**PRINCIPAL SECRETARY TO GOVERNMENT(UD)**

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Regional Deputy Director of Town Planning, Rajahmundry.

The Municipal Commissioner, Kakinada Municipal Corporation,  
East Godavari District.

Copy to:

The individual through the Commissioner, Kakinada Municipal Corporation,  
East Godavari District.

The District Collector, East Godavari District.

SC/SF.

**//FORWARDED:BY:ORDER//**

**SECTION OFFICER**

**APPENDIX**  
**NOTIFICATION**

In exercise of the powers conferred by clause (a) of Sub- Section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920, the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Kakinada Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.569, Part-I, dated:18.10.2012 as required by clause (b) of the said section

**VARIATION**

The site in T.S.No.1449 and Block No.28, Ward No.2, D.No. 13-1-1 to an extent of 351.17 Sq. Mtrs of Kakinada town the boundaries of which are as shown in the schedule here to and which is earmarked for Residential use in the General Town Planning Scheme (Master plan) of Kakinada sanctioned in G.O.Ms.No.389 MA., dated 10.09.1975 is now designated for Commercial use by variation of change of land use based on the Council Resolution No.53, dt.13-01-2011 and as the site is surrounded by commercial developments, as marked as "A, B, C, D, E, F" in the revised part proposed land use map G.T.P. 18/2012/R available in the Municipal Office, Kakinada Municipality, **subject to the following conditions;**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The applicant shall obtain prior approval from the Competent Authority for future development.
5. The change of land use shall not be used as the proof of any title of the land.
6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. Any other conditions as may be imposed by the competent authority.

**SCHEDULE OF BOUNDARIES**

North : Existing 30'-0" road to be widened to 40'-0" as per Master Plan.

East : T.S.No.1448, SRK Murthy house, D.No.5-8-12.

South : T.S.No.1451, P.Kumar house D.No.13-1-2.

West : Existing 60'-0" wide road to be widen to 80'-0" wide as per Master Plan.

**B.SAM BOB**  
**PRINCIPAL SECRETARY TO GOVERNMENT(UD)**

**SECTION OFFICER**